



1 Charnwood

Kidsgrove, ST7 4UY



Price £345,000

Here at Carters, we are pleased to welcome to the market this four bed, detached home which presents an excellent opportunity for growing families seeking a spacious and inviting home. Situated in a popular and family-friendly development, this extensive corner plot home is located on a quiet cul-de-sac, ensuring a peaceful environment while still being close to local amenities.

The property is in need of some slight modernisation, allowing you the unique opportunity to personalise and create your dream forever home tailored to your tastes and lifestyle.

The ground floor boasts three reception rooms: a living room, dining room, study room plus a conservatory... providing ample space for relaxation, entertainment, and family gatherings. The kitchen/diner offers space for those who love to whip up a delight and a separate utility room provides additional space for laundry, storage and appliances ensuring a clutter-free cooking environment. There's also a welcoming entrance hall with access to a downstairs WC and understairs storage. Heading upstairs, there are four bedrooms, one of which boasts an en-suite bathroom, and a family bathroom- allowing morning routines to be a breeze.

The generous plot offers a wonderful outdoor area, perfect for children to play and for hosting summer barbecues. With parking available for up to three vehicles as well as an integral garage- convenience is assured for both residents and guests.

With its excellent location and spacious layout, this property is a rare find in today's market. Whether you are looking to invest in a family home or seeking a project to make your own, this home is well worth considering. Embrace the potential and envision the possibilities that await you...

Please call Carters on 01782 470391 to book a viewing!

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Entrance Hall

UPVC double glazed entrance door and two windows to the front elevation. Access to the WC. Stairs to the first floor. Coving. Understairs storage cupboard. Radiator. Laminate flooring.

Dining Room

12'3 x 9'3 (3.73m x 2.82m)
UPVC double glazed window to the front elevation.
Coving. Radiator. Internal double doors leading into the living room.

Living Room

16'7 x 11'4 (5.05m x 3.45m)
UPVC double glazed window to the rear elevation. UPVC double glazed patio doors leading into the conservatory.
Electric fireplace with pebble burning effect, marble hearth, surround and mantle. Coving. Radiator.

Conservatory

Downstairs WC

Wall mounted hand wash basin. Low level WC. Partially tiled walls. Extractor fan. Radiator.

Study Room

9'5 x 7'2 (2.87m x 2.18m)
UPVC double glazed window to the front elevation.
Radiator.

Kitchen

11'4 x 8'11 (3.45m x 2.72m)
UPVC double glazed window to the rear elevation.
A good selection of wall, drawer and base units with laminate worksurfaces and a one and a half stainless steel sink, mixer tap and drainer. Built-in electric oven and grill, four ring gas hob and extractor hood. Space for an undercounter fridge. Space and plumbing for a dishwasher. Tiled splashbacks. Coving. Dado rail. Radiator. Access to the utility room. Tiled floor.

Utility Room

7'11 x 7'8 (2.41m x 2.34m)
UPVC double glazed entrance door and window to the rear elevation.
Base unit and laminate worksurface and stainless steel sink, mixer tap and drainer. Space for a fridge/freezer. Space and plumbing for a washing machine. Space for a dryer. Tiled splashback. Loft access. Radiator. Access into the garage. Tiled floor.

Integral Garage

17'3 x 8'7 (5.26m x 2.62m)
Up and over garage door. Power and lighting. Loft access.

First Floor Landing

Loft access. Storage cupboard.

Bedroom One

14'9 x 9'3 (4.50m x 2.82m)
UPVC double glazed window to the front elevation.
Fitted double wardrobes, bedside tables and over the bed cupboard storage. Radiator. Access into the en-suite.

En-Suite Bathroom

UPVC double glazed window to the front elevation.
A three piece suite comprising of a panel bath, vanity hand wash basin unit with storage and a low level WC. Tiled walls.

Bedroom Two

11'10 x 10'2 (3.61m x 3.10m)
UPVC double glazed window to the front elevation.
Radiator.

Bedroom Three

9'8 x 9'2 (2.95m x 2.79m)
UPVC double glazed window to the rear elevation.
Radiator.

Bedroom Four

9'2 x 8'2 (2.79m x 2.49m)
UPVC double glazed window to the rear elevation.
Radiator.

Family Bathroom

UPVC double glazed window to the rear elevation.
A three piece suite comprising of a panel bath with wall mounted shower, vanity hand wash basin unit with storage and a low level WC. Tiled walls.

Exterior

Corner plot with a block paved driveway and garden frontage that wraps around the side with lawn, decorative gravel and shrubbery. To the rear there is a paved patio area, lawn with shrubbery borders green house and shed.

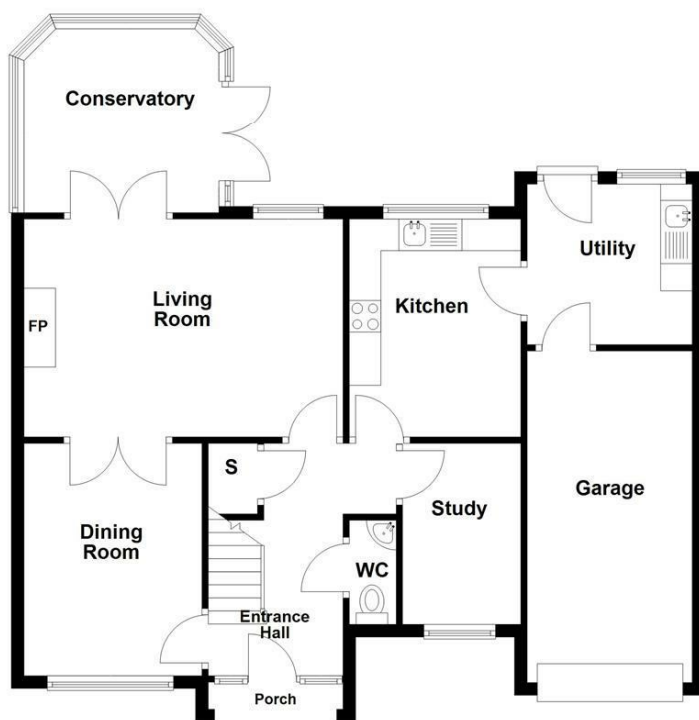
Additional Information

Freehold and council tax band D.

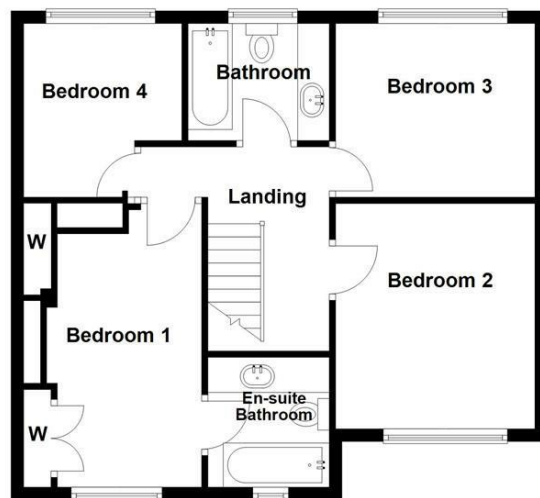
TOTAL FLOOR AREA: 142 sq meters / 1528 sq feet.

Disclaimer

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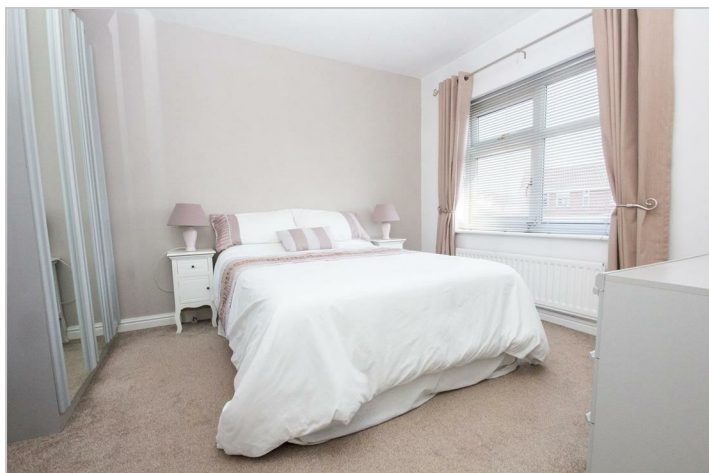


Ground Floor



First Floor

1 Charnwood , Kidsgrove



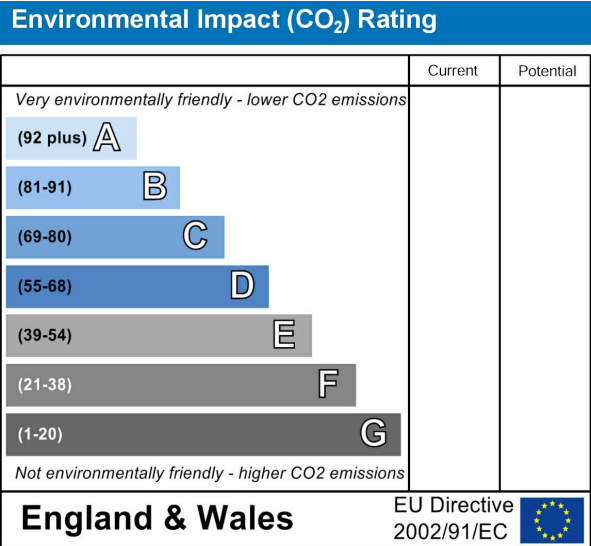
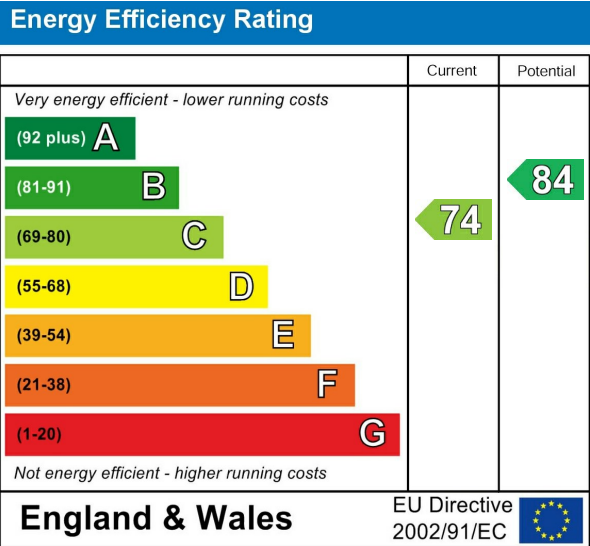
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.